

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat No. 03001  
Allegrini Terrace Addition

**DATE:** March 21, 2003

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** April 2, 2003

**PROPOSAL:** A final plat consisting of 48 lots and three outlots.

**LAND AREA:** 20.05 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>
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Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 68 I.T. located in the SW 1/4 of Section 14 T9N R7E.

**LOCATION:** Generally located at Pine lake Road and S. 91<sup>st</sup> Street.

**APPLICANT:** Cameron Corporation, Inc.  
3900 Pine Lake Road #1  
Lincoln, NE 68516  
(402)430-2311

**OWNER:** Pine Lake Development  
6101 Village Drive, Suite 203  
Lincoln, NE 68516  
(402)434-5650

**CONTACT:** Brian Carstens  
Brian D. Carstens and Associates  
601 Old Cheney Road, Suite C  
Lincoln, NE 68512  
(402)434-2424

**EXISTING ZONING:** R-3, Residential

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

North:	Undeveloped, residential	AGR, Agricultural Residential, R-3, Residential
South:	Undeveloped, acreage	AG, Agricultural, B-5, Planned Regional Business
East:	Residential	R-3, Residential, AG, Agricultural
West:	Residential	R-3, Residential, AGR, Agricultural Residential

**HISTORY:** Vintage Heights 3<sup>rd</sup> Addition Preliminary Plat was approved by the City Council on March 10, 2003.

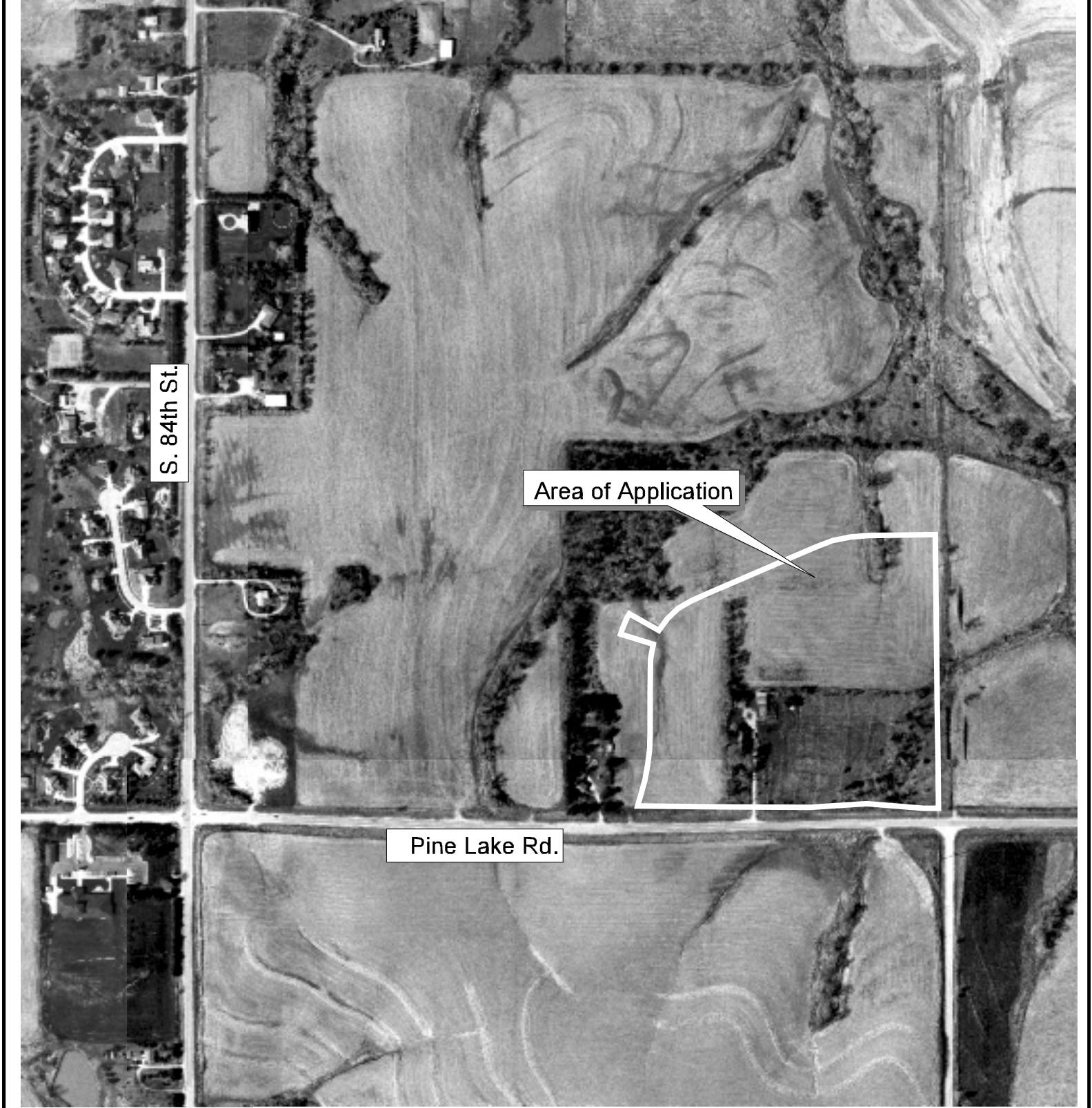
**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of water mains, sanitary sewer,. A letter of credit has been accepted for the completion of street paving, temporary turnarounds, storm sewers, ornamental lighting, sidewalks, survey monuments, street signs, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Becky Horner  
Planner

attachments: Information from the applicant.  
Technical information.

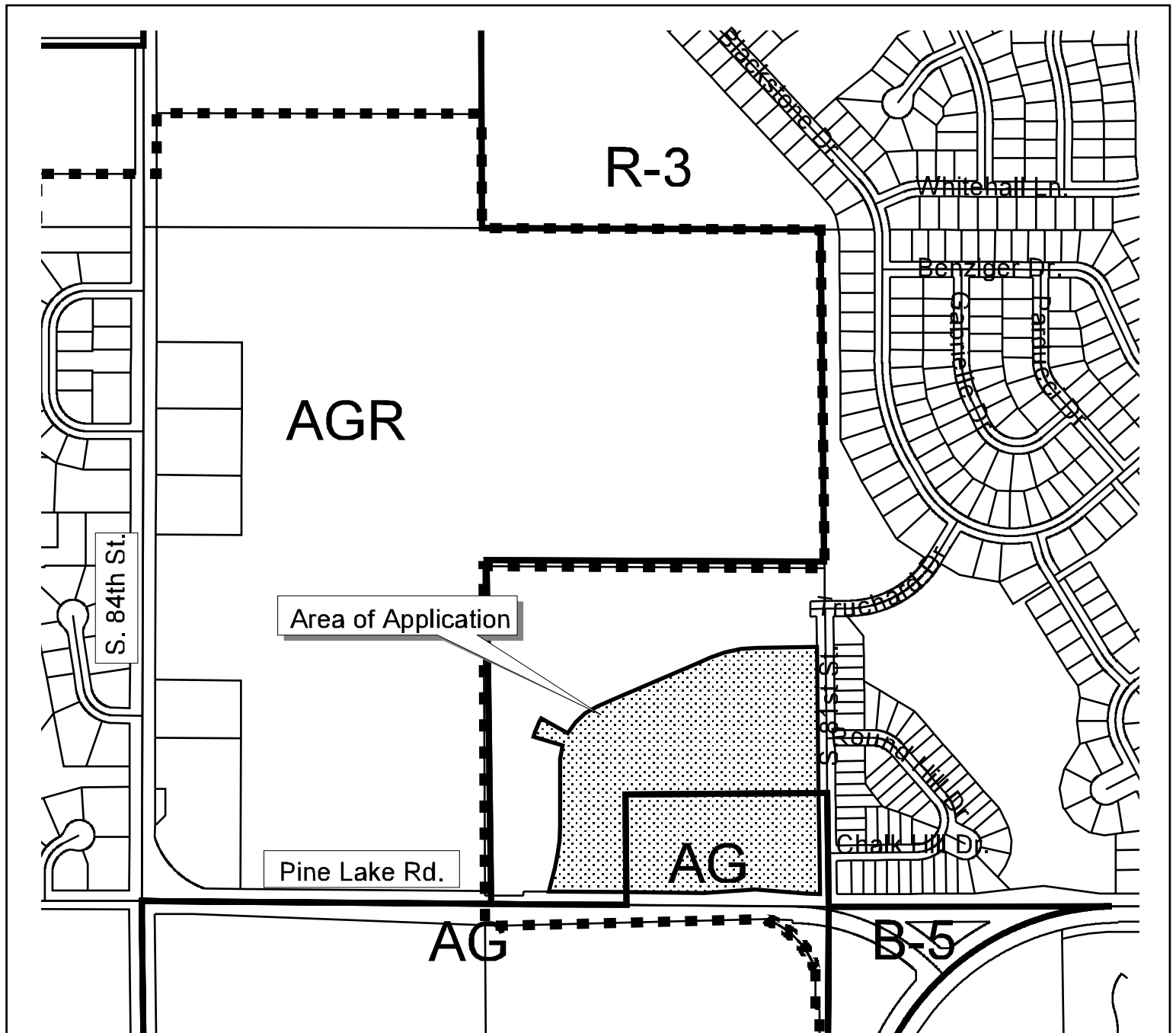
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**Final Plat #03001**  
**Allegrini Terrace Addition**  
**S. 91st & Pine Lake**



Photograph Date: 1999



# **Final Plat #03001** **Allegrini Terrace Addition** **S. 91st & Pine Lake**

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 14 T9N R7E

